Form X (i)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MS N MASSEY
WOODLAND VIEW
MAJORS BARN
CHEADLE
ST10 1P

Application Type: FULL
Application No: SMD2020/0588
Date Received: 21-DEC-2020
Road No: D1142

Officer: Tracey Lunn
Date: 23-DEC-2020

Particulars of Development:
PROPOSED BEDROOM EXTENSION TO SIDE

Location of Development:
WOODLAND VIEW MAJORS BARN
CHEADLE

Refusal

Recommendations: This application should be refused for the following reasons:-

Site Visit Carried Out on 10/11/2020

The property is located on Majors Barn (Road No. D1142) which is an unclassified road, has a 30-mph speed limit and benefits from streetlighting. Majors Barn is a single track, no through road, with little or no passing places, serving a number of residential properties and junctions with the A521, A classified road with a speed limit of 30mph.

Background:
Previous applications at this location have been received and refused by the Highway Authority.

Proposal:
The proposal is for the erection of a single storey side extension which will increase the property's footprint from 2 to 4 bedrooms.

Refusal Recommendations:
This application should be refused for the following reasons:-

1 The access road leading to the site is substandard as it is of inadequate width to allow two vehicles to pass and the increased use of such roads would result in an increase in the likelihood of danger to road users.

2 The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the Majors Barn and The Green junction which affords restricted visibility for drivers emerging from Majors Barn.

3 The proposed development will result in an increase in the likelihood of highway danger to road users owing to vehicles waiting on the public highway as a result of the Majors Barn (D142)/The Green (A521) junction being geometrically inadequate to reasonably accommodate passing vehicles.

Contrary ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority